

# EXHIBIT F

RECORD &amp; RETURN TO:



074451



Coastal Title Agency, Inc.  
21 West Main Street - PO Box 740  
Freehold, NJ 07728  
1-800-521-0378

Prepared by:

LORRAINE E. KING

**DEED**

This Deed, made this 8 day of NOVEMBER, 1996

COUNTY OF MONMOUTH	
CONSIDERATION _____	
RTF <u>4/empt</u>	add'l RTF _____
DATE <u>4/7/97</u>	BY <u>10</u>

Between  
located at  
Grantor

herein designated as

And & CAPITAL ASSETS PROPERTY MANAGEMENT &  
INVESTMENT, CO., INC.

AS TO 40% INTEREST AND CAPITAL ASSETS  
PROPERTY MANAGEMENT & INVESTMENT, CO., INC. AS TO 60%  
INTEREST

located at 10 WEST BERGEN PLACE, SUITE 104, RED BANK, NEW JERSEY 07701 herein  
designated as the Grantee;

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

**Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the  
property described below to the Grantee. This transfer is made for the sum of **UNDER ONE  
HUNDRED DOLLARS.** The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of **CITY OF ASBURY PARK**  
Block \_\_\_\_\_ Account No. \_\_\_\_\_

\_\_\_\_ No Property tax identification number is available on the date of this Deed. (Check this box  
if applicable.)

**Property.** The Property consists of the land and all the buildings and structures on  
the land in the **CITY of ASBURY PARK** County of **MONMOUTH** the State of New  
Jersey, and is commonly known as \_\_\_\_\_, **ASBURY PARK,**  
**NEW JERSEY** The legal description is:

**SEE ATTACHED SCHEDULE FOR LEGAL DESCRIPTION.**

**THE GRANTOR WILL WARRANT, SECURE AND FOREVER DEFEND THE TITLE  
TO THE SUBJECT PROPERTY.**

**TITLE INSURANCE COMMITMENT**

Commitment No.

File No. CT-

**DESCRIPTION**

ALL that certain tract, lot and parcel of land lying and being in the City of Asbury Park, County of Monmouth and state of New Jersey, being more particularly described as follows:

NOTE: Being Lot(s) Block Tax Map of the City of Asbury Park.

Issued By:

COASTAL TITLE AGENCY, INC.

P.O. Box 740, 21 W. Main Street, Suite 2, Freehold, NJ 07728  
(908) 308-1660 (800) 521-0378 (908) 775-5543 FAX #(908) 308-1881

CLERK'S OFFICE  
MONMOUTH COUNTY  
NEW JERSEY

INSTRUMENT NUMBER  
1997037762

RECORDED ON

APR 07, 1997

4:14:24 PM

BOOK:08-5588 PG:625

Total Pages: 4

COUNTY RECORDING \$22.00

FEES

DEDICATED TRUST \$2.00

FUND COMMISSION

TOTAL \$24.00

Lot No. \_\_\_\_\_ located at \_\_\_\_\_ ASBURY PARK, N.J.  
(Street Address, Municipality, County)  
MONMOUTH COUNTY \_\_\_\_\_ and annexed hereto.

**(2) CONSIDERATION (See Instruction #6)**

Deponent states that, with respect to deed hereto annexed, the actual amount of money and the monetary value of any other thing of value constituting the entire compensation paid or to be paid for the transfer of title to the lands, tenements or other realty, including the remaining amount of any prior mortgage to which the transfer is subject or which is to be assumed and agreed to be paid by the grantee and any other lien or encumbrance thereon not paid, satisfied or removed in connection with the transfer of title is \$ \_\_\_\_\_

**(3) FULL EXEMPTION FROM FEE**

Deponent claims that this deed transaction is fully exempt from the Realty Transfer Fee imposed by c.49, P.L. 1968, for the following reason(s): Explain in detail. (See Instruction #7.) Mere reference to exemption symbol is not sufficient.  
**CONSIDERATION UNDER ONE HUNDRED DOLLARS**

**(4) PARTIAL EXEMPTION FROM FEE**

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. (See Instructions #8 and #9)

Deponent claims that this deed transaction is exempt from the increased portion of the Realty Transfer Fee imposed by c.176, P.L. 1975 for the following reason(s):

**a) SENIOR CITIZEN (See Instruction #8)**

- |   |  |
|---|--|
| <input type="checkbox"/> Grantor(s) 62 yrs. of age or over.*    | <input type="checkbox"/> Owned and occupied by grantor(s) at time of sale.                   |
| <input type="checkbox"/> One or two-family residential premises | <input type="checkbox"/> No joint owners other than spouse or other qualified exempt owners. |

**b) BLIND (See Instruction #8)**

- |  |  |
|--|--|
| <input type="checkbox"/> Grantor(s) legally blind.*              | <input type="checkbox"/> Owned and occupied by grantor(s) at time of sale.                   |
| <input type="checkbox"/> One or two-family residential premises. | <input type="checkbox"/> No joint owners other than spouse or other qualified exempt owners. |

**DISABLED (See Instruction #8)**

- |  |  |
|--|--|
| <input type="checkbox"/> Grantor(s) permanently and totally disabled.* | <input type="checkbox"/> Owned and occupied by grantor(s) at time of sale.                   |
| <input type="checkbox"/> One or two-family residential premises.       | <input type="checkbox"/> Not gainfully employed.   |
| <input type="checkbox"/> Receiving disability payments.                | <input type="checkbox"/> No joint owners other than spouse or other qualified exempt owners. |

\*IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEED QUALIFY.

**c) LOW AND MODERATE INCOME HOUSING (See Instruction #8)**

- |  |  |
|--|--|
| <input type="checkbox"/> Affordable According to H.U.D. Standards. | <input type="checkbox"/> Reserved for Occupancy.     |
| <input type="checkbox"/> Meets Income Requirements of Region.      | <input type="checkbox"/> Subject to Resale Controls. |

**d) NEW CONSTRUCTION (See Instruction #9)**

- |   |   |
|---|---|
| <input type="checkbox"/> Entirely new improvement.            | <input type="checkbox"/> Not previously occupied. |
| <input type="checkbox"/> Not previously used for any purpose. |   |

Deponent makes this Affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of c. 49, P.L. 1968.

Subscribed and Sworn to before me

This \_\_\_\_\_ day of \_\_\_\_\_, 1996  
Notary Public of New Jersey  
My Commission Expires Jan. 28, 1998  
Name of Deponent (sign above line) \_\_\_\_\_ Name of Grantor (type above line) \_\_\_\_\_  
Address of Deponent \_\_\_\_\_ Address of Grantor at Time of Sale \_\_\_\_\_

<b>FOR OFFICIAL USE ONLY</b> This space for use of County Clerk or Register of Deeds.			
Instrument Number _____	County _____		
Deed Number _____	Book _____	Page _____	
Deed Dated _____	Date Recorded _____		

**IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF.**  
This form is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered or amended without the approval of the Director.  
ORIGINAL — White copy to be retained by County.  
DUPLICATE — Yellow copy to be forwarded by County to Division of Taxation on partial exemption from fee (N.J.A.C. 18:16—8.12).  
TRIPLICATE — Pink copy is your file copy.

FILE AND YELLOW COPIES MUST BE SUBMITTED WITH DEED TO COUNTY RECORDING OFFICER

**Promises by Grantor.** The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to Grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

**Signatures.** This Deed is signed and attested to by the Grantor who has hereunto set their hand and seal the day and year first above written.

Signed, Sealed and Delivered  
in the presence of

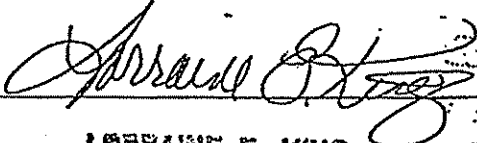
SUZANNE GRIESER  
Notary Public of New Jersey  
My Commission Expires Jan. 26, 1998

STATE OF NEW JERSEY }

COUNTY OF MONMOUTH }

SS

Be it Remembered, that on November 8th, 1996, before me, the subscriber, a Notary Public of New Jersey, personally appeared \_\_\_\_\_, who I am satisfied, is the person named in and who executed the within Instrument, and thereupon he acknowledged that he signed, sealed and delivered the same as his act and deed, for the uses and purposes therein expressed, and that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced by the within deed, as such consideration is defined in N.J.S.A. 46:15-5, is UNDER ONE HUNDRED DOLLARS.

  
LORRAINE E. KING  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires Feb. 21, 2001